



TOWN OF ROCKY HILL MEETING MINUTES/MOTIONS

CORRECTED

In order to comply with Connecticut General Statutes regarding minutes of meetings, the following will be used to record information during all public meetings that take place. An original must be submitted to the Town Clerk of Rocky Hill within 48 hours of the meeting being adjourned. Motions should be complete, showing the maker and second of the motion as well as how each member voted. Unanimous votes may be listed as unanimous.

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE MEETING AGENDA POSTED	June 9, 2011
LOCATION	Council Room, Town Hall, 761 Old Main Street, Rocky Hill, CT
DATE OF MEETING	June 15, 2011
TIME MEETING STARTED	6:43 p.m.
PERSON PREPARING MEETING MINUTES	Eileen A. Knapp, Recording Secretary
VERBATIM NOTES TAKEN	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

MEMBERS PRESENT AT MEETING

1. Tony DiLorenzo, Chairman	2. Barry Goldberg, Vice Chairman
3. Ron Angelo, Sr., Secretary	4. Henry Vassel, Commissioner
5. Greg Faulkner, Commissioner	6. Victor Zarrilli, Alternate
7. Joe Kochanek, Alternate	8. Kimberley A. Ricci, Dir. Planning & Building/Asst. ZEO

NUMBER REQUIRED FOR QUORUM 3 QUORUM PRESENT ☒ Yes ☐ No

TEXT MOTIONS AND RESULTS VOTES

1st MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Goldberg to close the public hearing for a Zone Change Application, for **Richard W. Vicino**, proposing to change the zoning from OP-Office Park and C-Commercial to C-Commercial Zoning District for approximately twenty-six (26) acres of property located on the southeast corner of the intersection of West Street and Cromwell Avenue (Route 3), currently owned by CL&P. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Vasel to close the public hearing for a Special Permit/Site Plan Application, **Accubbranch, LLC**, proposing an ATM drive-thru with other site improvements for the conversion of a former restaurant (former Tim Hortons) to a bank, for property located at (1881) 1901 Silas Deane Highway in a C-Commercial Zoning District. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Goldberg to adopt the Agenda with the following changes:

- Move Agenda Item B. Application, for **Richard W. Vicino**, proposed zone change, before item A.
- Remove item B. Soil Removal Permit Renewals, Town of Rocky Hill, #76-1 and 80-1, from the Consent Agenda and make it item F. under Agenda Items.
- Add to Agenda Items, G. Set a public hearing date for Barb's Pizza request for a liquor license.
- Add to Agenda Items H. Discussion of Century Hills \$5,000 bond.
- Add to Agenda Items I. Discussion of Mixed Use Regulations.
- Add to Agenda Items J. Pat Gorman, LRC Group, Special Permit request on Brook Street.

Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION ☐ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Goldberg to adopt the Consent Agenda. MOTION WITHDRAWN.

5th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Goldberg to approve the Zone Change Application, for **Richard W. Vicino**, proposing to change the zoning from OP-Office Park and C-Commercial to C-Commercial Zoning District for approximately twenty-six (26) acres of property located on the southeast corner of the intersection of West Street and Cromwell Avenue (Route 3), currently owned by CL&P, Parcels ID 16-267 and 16-268 with the following conditions:

- That this proposed zone change is not adverse to the 2001 Plan of Conservation and Development.
- That the concept of changing the zone to Commercial is in compliance with proper planning principals
- The proposal is in accordance with the Regulations 8.5.

Seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Angelo for a 5-minute recess. Seconded by Commissioner Vasel. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Vasel to approve Special Permit/Site Plan Application, **Accubbranch, LLC**, proposing an ATM drive-thru with other site improvements for the conversion of a former restaurant (former Tim Horton's) to a bank, for property located at 1901 Silas Deane Highway in a C-Commercial Zoning District because it is consistent with the Plan of Conservation and Development and all Regulations. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

8th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Goldberg to remove item D. Application Review under Section 8.1A Rocky Hill Zoning Regulations, **Patrick Gorman with the LRC Group**, to discuss a possible application for a mixed use development, 144 multifamily units and approximately 5,750 square feet of medical office use for property located on the north side of Brook Street, in a OP-Office Park Zoning District from the agenda. Seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

9th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Goldberg to remove item D. from the agenda, Application Review under Section 8.1A Rocky Hill Zoning Regulations, Patrick Gorman with the LRC Group, to discuss a possible application for a mixed use development, 144 multi family units and approximately 5,750 square feet of medical office use for property located on the north side of Brook Street, in a OP-Office Park Zoning District because an application has already been filed before this Commission. Seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

10th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Goldberg to table the Application for **Aspen Company** seeking to install a 6 ft. monument sign located at 175 Capital Boulevard in an OP-Office Park Zoning District. Seconded by Commissioner Vasel. All were in favor, MOTION CARRIED UNANIMOUSLY.

11th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Goldberg to approve the Soil Removal Permit Renewals, Town of Rocky Hill, #76-1 and 80-1;. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

12th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Goldberg to set a public hearing for Barb's Pizza Special Use, Liquor Permit prior to the next meeting. Seconded by Commissioner Vasel. All were in favor, MOTION CARRIED UNANIMOUSLY.

13th MOTION ☐ Passed ☒ Failed ☐ Tabled

Vice Chairman Goldberg made a MOTION that the Town investigates the possibility of making improvements to this residential development to correct the outstanding issues with the utilization of the \$5,000. No second. MOTION FAILS.

14th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Vasel that Mr. Farnham meet with staff and go over all correspondence and handle this at a staff level and staff will provide a summary at the next meeting. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

15th MOTION ☒ Passed ☐ Failed ☐ Tabled

A FRIENDLY AMENDMENT was made by Vice Chairman Goldberg that staff suggests a recommendation at the next meeting. The FRIENDLY AMENDMENT was accepted.

16th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Goldberg to table the Discussion of the Regulations related to Mixed Uses. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

17th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Vice Chairman Goldberg to schedule a public hearing for Pat Gorman of the LRC Group for 6:30 p.m. August 16, 2011. Seconded by Commissioner Angelo. All were in favor, MOTION CARRIED UNANIMOUSLY.

18th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Goldberg to adjourn. Seconded by Commissioner Vasel. All were in favor, MOTION CARRIED UNANIMOUSLY.

SEE THE MAIN MINUTES WEB PAGE TO ACCESS ADDITIONAL MEETING
INFORMATION (i.e., WORKING NOTES, ACTIONS).

TIME MEETING ADJOURNED: 9:18 p.m.. TIME DELIVERED TO TOWN CLERK: